



Dunmow Yarmouth Road, Hales Norwich NR14 6SX

welcome to

Dunmow Yarmouth Road, Hales Norwich

A well-presented three-bedroom semi-detached home in the popular village of Hales. Benefiting from a generous rear garden, driveway parking, and a garage en-bloc. Offered with a complete chain.

Entrance Hall

Front door, stair case.

Kitchen

Window to front aspect, wall and base units, sink and drain, space for white goods, cooker with cooker hood.

Living / Dining Room

Window to rear aspect, double doors to rear aspect.

Bedroom 1

Window to rear aspect, carpet flooring.

Bedroom 2

Window to front aspect, carpet flooring.

Bedroom 3

Window to rear aspect, carpet flooring.

Bathroom

Two windows to front aspect, bath tub, W/C, wash basin.

Garden

Generous rear garden, patio area, turfed.

Garage

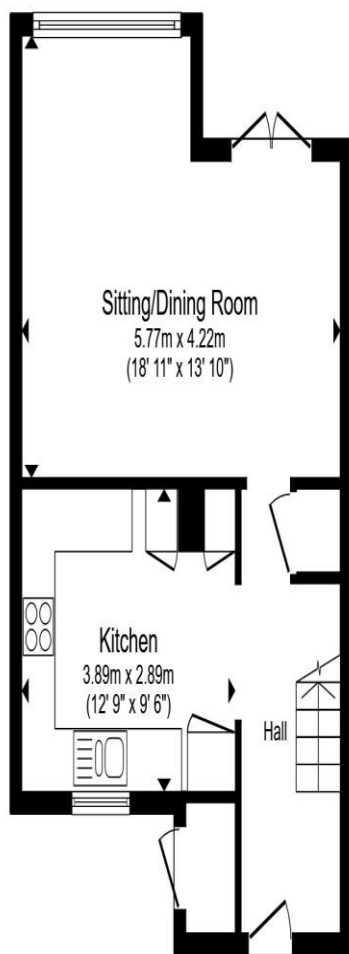
Garage en-bloc.

Parking

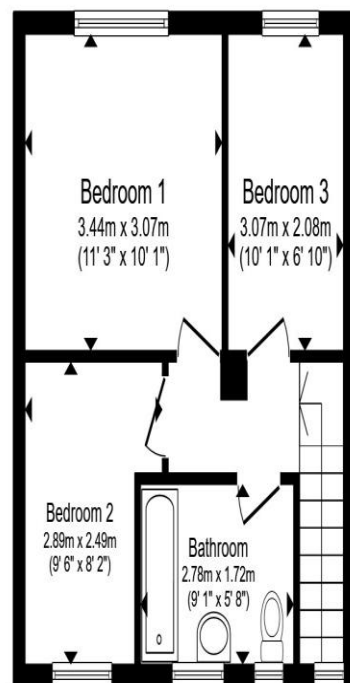
Driveway provides off-road parking.

Agents Note

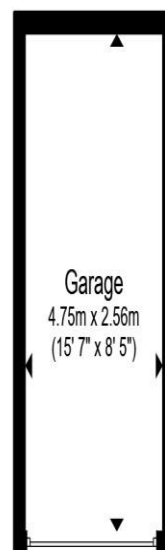
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Total floor area 88.7 m² (955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

**Dunmow Yarmouth Road,
Hales Norwich**

- Well-Presented Three-Bedroom Semi-Detached Home
- Complete Chain Ahead
- Spacious Lounge/Diner & Fully Fitted Kitchen
- Generous Rear Garden
- Driveway Parking & Garage En-Bloc

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£240,000



view this property online williamhbrown.co.uk/Property/BGY107301



Property Ref:
BGY107301 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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